



Flathead County
Planning & Zoning
1035 1st Ave W, Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210



CONDITIONAL USE PERMIT APPLICATION¹

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$ 500.00

PROPOSED USE (as described in the Flathead County Zoning Regulations):

RA-1 Residential Apartment - Dwellings, multi-family

OWNER(S) OF RECORD:

Name: 101 O'Brien, LLC Phone: _____
Mailing Address: Attn: Vincent Grillo, P.O. Box 394
City, State, Zip Code: Bigfork, MT 59911
Email: fishwithvince@gmail.com

PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL CORRESPONDENCE IS TO BE SENT:

Name: Vincent Grillo Phone: (406) 837-2010
Mailing Address: 150 Marken Loop
City, State, Zip Code: Bigfork, MT 59911
Email: fishwithvince@gmail.com

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street
Address: 101 O'Brien Terrace S 25 T 27 N R 20 W
Subdivision
Name: Crestview Eighty No 2 Tract No(s). _____ Lot No(s). 1 Block No. 9

- 1. Zoning District and Zoning Classification in which use is proposed (EXAMPLE: Bigfork Zoning District, SAG-5 zoning classification):**
Bigfork Zoning District, RA-1 Residential Apartment
- 2. Explain how the proposed use meets all of the required criteria below. ALL CRITERIA MUST BE DISCUSSED. If criteria are not applicable, please explain why. Attach drawings, additional text, site plans, and any other documents that will assist staff in reviewing the proposed use. The more information you can provide, the easier it is for staff to review the application. Please discuss:**

¹ Revised: 06/24/10

A. Site Suitability.

The site is suitable for the use. This includes:

- (1) adequate usable space

The lot size is 19,866 square feet and is shown on the attached Exhibits A and B. There is ample space to expand the existing 2-unit complex into a 6-unit multi-family complex. The RA-1 zoning setbacks are: Front 20-feet, Side 5-feet, 15-feet for 3-plex or larger, Rear 20-feet, Side Corner 20-feet and Height Limit is 35-feet.

- (2) adequate access

The property has access onto O'Brien Terrace and Crestview Drive. Both roads are paved and capable of handling the additional traffic. Two units have access onto Crestview Drive and 4-units will have access on O'Brien Terrace as shown on Exhibit A.

- (3) absence of environmental constraints

There are no environmentally sensitive areas located on or near this property. The property is not in a flood zone and will be served by Bigfork water and sewer.

B. Appropriateness of Design.

The site plan for the proposed use will provide the most convenient and functional use of lot. Consideration of design should include:

- (1) parking scheme

There is adequate room on this property for the additional required 8 parking spaces for this development. The parking spaces have been designed in accordance with the parking requirements of Chapter VI of the Flathead County Zoning Regulations. See Exhibit A for layout design.

- (2) traffic circulation

The driveways for this property access onto O'Brien Terrace and Crestview Drive that provide adequate access and traffic circulation. See Exhibit A for layout design.

- (3) open space

The property is zoned RA-1 which regulates the setbacks and open space on the property. The permitted lot coverage is 35%. The project lot coverage will be 31.73%.

- (4) fencing, screening

No screening is required or proposed.



- (5) landscaping

Basic residential yard landscaping is proposed.

- (6) signage

No signage is required or proposed.

- (7) lighting

The lighting will be typical residential lighting.

C. Availability of Public Services and Facilities

The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:

- (1) sewer

Sewer service is available onsite and provided by Bigfork water and sewer.

- (2) water

Water service is available onsite and provided by Bigfork water and sewer.

- (3) storm water drainage

There is adequate open space area on the property to contain storm water.

- (4) fire protection

The property is within the Bigfork Fire District.

- (5) police protection

The property is within the Bigfork police protection area as well as the Flathead County Sheriff's Office.



- (6) streets

The property has access onto O'Brien Terrace and Crestview Drive as shown on Exhibit A.

D. Immediate Neighborhood Impact

The proposed use will not be detrimental to surrounding neighborhoods in general. Typical negative impacts which extend beyond the proposed site include:

- (1) excessive traffic generation

The new project will generate an estimated 40 additional vehicle trips per day and will have adequate access onto the property by way of O'Brien Terrace. This increase will not negatively impact the neighborhood.

- (2) noise or vibration

Noise or vibration will increase during construction and will subside upon completion.

- (3) dust, glare or heat

The construction of the unit may create some dust, glare or heat, but will subside upon completion of the construction.

- (4) smoke, fumes, gas, or odors

Some smoke, fumes, gas or odors may occur during construction.

- (5) inappropriate hours of operation

This is a residential development and will have normal residential hours of operation.

3. The following proposed uses shall meet additional requirements, known as "Conditional Use Standards" as outlined in Chapter 4 the Flathead County Zoning Regulations and require consultation with a staff planner PRIOR to application submittal:

- 4.01 Animal Hospitals, Kennels, Animal Shelters, Veterinary Clinics
- 4.02 Bed and Breakfast Establishments/Boarding Houses
- 4.03 Camp or Retreat Center
- 4.04 Caretaker's Facility in AG, SAG, and R-1 Districts
- 4.05 Cluster Housing Development in Residential Districts



- 4.06 Commercial Caretaker's Facility in B-2, B-3, I-1, I-1H, and I-2 Districts
- 4.07 Contractors Storage Yard in AG and SAG Districts
- 4.08 Day Care Centers- 13 or More Individuals
- 4.09 Electrical Distribution Stations
- 4.10 Extractive Industries
- 4.11 Family Hardship Dwellings
- 4.12 Manufactured Home Parks
- 4.13 Mini-Storage, Recreational Vehicle Storage
- 4.14 Motor Coach Subdivisions
- 4.15 Recreational Facilities (see also 7.17.040)
- 4.16 Temporary Uses

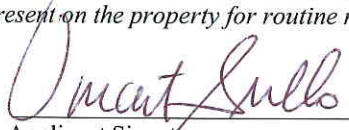
Consultation with Planner:

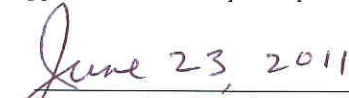
Date _____ Planner's Signature _____

INSTRUCTIONS FOR CONDITIONAL USE PERMIT APPLICATION:

1. Answer all questions. Answers should be clear and contain all the necessary information. ✓
2. In answering question 1, refer to the classification system in the Zoning Regulations. ✓
3. In answering questions 2 and 3, be specific and complete. Please use a separate sheet of paper to discuss the appropriate topics. ✓
4. Copy of plot plan/site plan must be submitted with each application, with all existing or proposed structures shown, and distances from each other and from the property line. *If you are submitting a plan larger than 11x17 in size, please include 7 copies.* ✓
5. A **Certified** Adjoining Property Owners List must be submitted with the application (*see forms below*). The list will be sent directly to the Planning & Zoning office, unless you request otherwise. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose. ✓
 - *(The buffer should be 150 ft. for all areas with the following exceptions: Administrative Conditional Use Permits, standard Conditional Use Permits, and Planned Unit Development (PUD) applications within the Lakeside Zoning District require a 300 ft. buffer.)*

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.


Applicant Signature


Date



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NOTE:
NO SEARCH HAS BEEN MADE FOR EASEMENTS AFFECTING THIS PROPERTY AND
THIS DOCUMENT DOES NOT PURPORT TO SHOW ALL APPURTENANT EASEMENTS.

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